

## What is the situation at Alice Shepherd & Oak Houses?

Since our last newsletter in August 2023, there has not been much progress as Riverside Housing (the Housing Association that One Housing are now a part of) have been reviewing all their regeneration projects to ensure that the money is in place to deliver the promises made to residents. Jehan Weerasinghe, the Managing Director of the One Housing part of Riverside Housing, attended the 4 Estates Forum in October and confirmed that One Housing will be undertaking the building of the replacement homes but some of the project timetables will be slightly changed so that the money required to carry out the works is in place. The outcome of the financial review is due by the end of November 2023.

The summary situation at present, subject to any timetable changes in the financial review, is:

- Ballot date – March 2022
- Ballot result – 82% in favour, turnout 88%
- Architect – PRP
- Developer – To be confirmed – September 2023
- Homes to be demolished – 84 homes
- Homes to be built – 347 homes
- Planning application outcome due – Summer 2025
- Anticipated start on site – Autumn 2025
- Anticipated completion date – 2030/31

The delay caused by the financial review that has been undertaken, has meant that the outcome of the appointment of a development partner to build the new homes is also delayed. Once appointed they will be working with residents on the detailed design of the new homes so that a planning application can be submitted next year.

Phase One will be on the site of Oak House. Tenants from Oak House have decant priority to move and so far one tenant has moved.

Once the developer is on board there will be further consultation on the final designs for the



homes before a planning application is submitted to Tower Hamlets Council. This consultation will involve further exhibitions and visits to

other schemes to look at designs that work, and don't work.

The Independent Resident Advisers are Ray Coyle and Murselin Islam from Open Communities. They can be contacted by phone on **0800 073 1051** or at [ray.coyle@opencommunities.org](mailto:ray.coyle@opencommunities.org) and [murselin.islam@opencommunities.org](mailto:murselin.islam@opencommunities.org). Open Communities have a weekly drop in for residents at 31 Alice Shepherd House every Wednesday between 1.30 and 3pm in the afternoon and 6.30 and 8pm in the evening.

## Get involved on St John's

The Chair of the **St John's Tenants & Residents Association** is Maggie Phillips (**07910 416868**). They meet monthly on the first Monday of each month (except August & December) at 7pm at the St John's Community Centre, Glengall Grove, London E14 3NE.

The Chair of the **St John's Leaseholders Association** is Jill Skeels (**07759 972896**). They meet monthly on the second Monday of each month at 7pm at the St John's Community Centre, Glengall Grove, Cubitt Town, London E14 3NE.

## What is happening on the other estates?

Like the regeneration project at Alice Shepherd House and Oak House, the financial review being undertaken by Riverside has meant that progress with consultation on the other three estates has been delayed.

The consultation with residents on the future of four blocks on the **Samuda Estate**: Dagmar Court, Halyard House, Kelson House and Talia House is about developing a range of viable options that are compliant with planning policies, from doing nothing, refurbishing the blocks, or knocking some or all of the blocks down and replacing them with new homes. It will be residents who decide what happens to their homes in a ballot. Residents are currently waiting to hear as to whether the consultation will be extended to include all 9 blocks on the Samuda Estate.

The residents at **Kedge House, Winch House and Starboard Way** in Tiller Road, on the **Barkantine Estate** voted in favour by 88% of redeveloping their homes in 2021. Mount Anvil are



the development partners to build the new homes and in July they held a consultation event with residents on the latest designs, for example to the right an illustration showing Tiller Road

and the new tower to the south-west of where Kedge House currently sits. The feedback that residents gave on the new designs is being worked on by Mount Anvil, but due to the financial review that Riverside Housing are undertaking, the next stage in the design is delayed and early in 2024, the consultation will recommence. In the meantime, 20 tenants have been rehoused from the blocks along with 5 adult children who have all moved to their own social housing home as well.

The residents on the **Kingsbridge Estate** on West Ferry Road, voted by 85% in favour of redeveloping their homes in November 2022. Riverside have carried out housing needs surveys of the tenants to ensure that the new homes being built meet the requirements of the existing tenants. The financial review has meant that the appointment of a development partner, who will be responsible for building the new homes has been delayed. Following this appointment of the development partner, Riverside will begin detailed design work and ongoing community consultation. This will involve a number of exhibitions, workshops and one to one visits to residents. This is to develop a planning application and further work on the designs that residents saw prior to the ballot.

## Where can I find out more about what is going on?

The minutes of the meetings of all the Resident Steering Groups are available on the 4EF website [www.4estatesforum.org.uk](http://www.4estatesforum.org.uk).

The website has sections called “Alice Shepherd & Oak Houses”, “Kedge, Starboard & Winch”, “Samuda” and “Kingsbridge”. If you click on those sections, four tabs appear for each of the four areas. If you click on them, you can find all the consultation information, newsletters and minutes for the meetings in that area.

## The role of the 4 Estates Forum

The 4 Estates Forum (4EF) is an elected group of residents independent of Riverside (as One Housing Group are now called) with the aim of holding Riverside to account.

In the current consultation being undertaken in the four areas, we are not making any decisions on behalf of residents about their homes, our role is to make sure all residents' voices can be heard loudly and clearly and that any consultation is done properly, fairly and openly.

For more information, visit the 4EF website and find the whole story: [www.4estatesforum.org.uk](http://www.4estatesforum.org.uk), or contact our Advisor, Mike Tyrrell at: [mike@4estatesforum.org.uk](mailto:mike@4estatesforum.org.uk).

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